



FINANCE COMMITTEE

Town of Grafton

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Agenda

Finance Committee

Public Meeting/Public Hearing

Finance Committee Conference Room

Wednesday, September 30, 2015

7:00 P.M.

Public Meeting and Public Hearing

Finance Committee Chairman Joel Schwendemann is present to open the public meeting and public hearing of the Finance Committee at 7:00 P.M.

Present: Joel Schwendemann, Finance Committee Assistant Susan Fiacco

A quorum has not been met due to members of the Finance Committee who are absent or who will be late to attend the 7:00 P.M. start time.

Public meeting and public hearing of the Finance Committee has been suspended and will reconvene at 8:00 P.M. when a quorum is present.

All guests who have been invited to attend this evening's public hearing have been notified and asked to attend the public hearing one hour later. All have acknowledged that they can attend at the later timeframe.

Public Meeting

Finance Committee Chairman Joel Schwendemann called the public meeting to order at 8:12 P.M.

Public Hearing

Finance Committee Chairman Joel Schwendemann entertained a motion to open the Public Hearing.

Motion: Roger Currier moved that the Finance Committee open its public hearing.

Seconded: Lisa Brovelli Kelley. All in favor. Motion carries.

Finance Committee

Present: Joel Schwendemann, Jennifer Dorazio, Roger Currier, Lisa Brovelli Kelley(8:12 P.M.), Heather McCue.

Superintendent of Sewers Paul Cournoyer and Board of Sewer Commissioners member Dave Therrien are present to discuss the following warrant articles:

Article 2

- Retirement of debt

This is the principal from a \$2.7 million borrowing in late April 2015 for the design of the waste water treatment plant upgrades and expansion. It will be funded by sewer rates.

- Debt Interest

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This is the interest from a \$2.7 million borrowing in late April 2015 for the design of the waste water treatment plant upgrades and expansion. It will be funded by sewer rates.

Article 19

- This article allows for the transfer of funds for the Sewer Plant Upgrade Expansion. Currently this project is out to bid and the funds have to be readily available to cover the cost of the bidding.

Library Director Beth Gallaway and Board of Library Trustees members Doug Bowman, Chairman and Diane Libbey are present to discuss the following warrant articles

Article 17

- The purpose of this article is to apply for any grants to defray construction costs for an addition/expansion of the Library.
- If the grants that are applied for are approved, it gives the Town the option to use these funds.

Article 18

- In order to apply for any Grants, the project has to be a bid project
- The previous architect is interested in this project
There will be a cost savings if the previous architect is chosen due to his familiarity of the project.
- Diane Libbey made the following comments:
The former expansion plans for the library were too big.
The future plan has to be a smaller but flexible addition
Focus groups have been invited in for discussion of the needs of the Library addition
A need for a function room has been most frequently requested.
Beth Gallaway needs to be commended for her dedication to this project.

Assistant Town Administrator Doug Willardson is present to review all articles prepared for the October 19, 2015 warrant

Article 1

- DPW Facility Building Committee will be giving a report.

Article 2

- Adjusts the FY16 Operating Budget
- Fire Safety analysis for the railroad is the explanation of Jensen Hughes listed under the Town Administrator Expenses Account

Article 3

- Prior Fiscal Year bills will be paid from Free Cash.

Article 4

- This article will create a revenue stream for the Town
- Additional parcel(s) of property can be sold from this site in the future.
- A Planning Board hearing is not necessary until this article has been approved.

Town Planner, Joe Laydon and Chairman of the Planning Board, Sargon Hanna are present to review the following warrant articles:

Article 24(see handout)

- Clean line of site for vehicles
- Does not impede (any) site lines
- Defines a clear standard to identify if there is an obstacle issue

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Article 25(see handout)

- The accumulation of well tests over the last 30 years helped identify the geological basins
- It was determined that the described subsurface does not contribute to the aquifer
- Controls continue to be set to protect the areas surrounding the water districts.
- Raymond Talkington from Geosphere Environmental Management, Inc. will be available at Town Meeting to further explain the findings.
- Matt Pearson from the Grafton Water District will be available to further explain at Town Meeting.
- A 45 minute video has been downloaded through the FB Town page.

Article 27

- This Subdivision has been in limbo for 10 years and the Planning Board is ready to make this development complete.
- The Developer defaulted and the Town is in charge of completing these roads.
- In 2014, the Town reviewed the areas that needed to be finalized.
- Determination of completeness has been submitted by Planning Board and Oakmont Farms will be reviewed by the Board of Selectmen on October 06, 2015.

Article 28

- The origin of Brigham Hill Estates began in the mid-90's and is currently being completed by Toll Brothers.
- Remaining issues that need to be completed with a couple more weeks of work by the Developer(Toll Brothers)
- Determination of completeness has been submitted by Planning Board and Brigham Hill Estates will be reviewed by the Board of Selectmen on October 06, 2015.

Article 16

- Ken Ware and Carolyn Kinloch-Winkler are present to discuss Article 16. Assistant Town Administrator Doug Willardson discussed Article 16.
- A large gully has grown in the back yards of 38 and 40 Stowe Road
- Large portions of George Hill Road and Soap Hill Road drainage is now being carried through the pipe instead of the original plan of Stowe Road drainage only, causing the gully.
- The Board of Selectmen has agreed by consensus that this is a Town responsibility and this liability issue must be fixed
- The cost is estimated at \$852,085.00 and the source of funding is the use of the road stabilization funds.
- Ken Ware has been talking with Graves Engineering and has made suggestions to the Town Engineer in an attempt to mitigate the use of heavy construction vehicles to resolve the dangerous situation with the least impact on properties and conservation areas.
- Ken Ware and Mary Tulloch have not seen or heard from the Town about purchasing any property as listed in the article. Doug Willardson stated that the Town does not feel that the purchase of the property is a part of the solution.

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Article 28

- Scott Miccile, Operation Manager for Toll Brothers is present to discuss Article 28.
- Toll Brothers has gone through the process working with Planning Board, Conservation, Engineering and Highway.
- Determination of completeness has been received and it is anticipated that the Board of Selectmen will accept the roadways on October 06, 2015.
- The Lots are sold and developed and Town boards are satisfied.

Continued review of the articles with Assistant Town Administrator Doug Willardson:

Article 5

- \$100,000.00 was approved for Super Park at May 2015 Town Meeting through CPC funding.
- \$600,000.00 + is the bill for 2 phases of developing the Super Park
- Jennifer Thomas will present to the Finance Committee on Thursday, October 01, 2015.
- Source of funding for this article is from the Overlay Surplus fund from the years 2009, 2010 and 2011.
- It is anticipated that existing parks will receive funds for updating playground equipment through Capital funding in FY17.
- Additional funds for the Super Park will be needed and provided through private fundraising.
- Overlay Surplus funds are one time funds and can be available for other projects.

Article 6

- \$5,000.00 from Free Cash for the Fire Department Retirement Account.

Article 7

- 5 Retirements for FY16 are anticipated with a requirement for vacation buyback and sick time is capped at 30%.

Article 8

- This article is an ongoing cost for the Town for the Follette Street Well Project.

Article 9

- Transfer of title to property owners.

Articles 10, 11, 12, 13

- The State match is currently 18% for CPA funding. Funds will be adjusted in May 2016 at Town Meeting if the funding % changes the amounts in these articles.
- Members of the CPC will present to the Finance Committee on Thursday, October 01, 2015.

Article 14

- This article will be passed over since an actual quote for the work needed has not been received to date.

Article 15

- This article transfers the Road stabilization funds to the fund where the money can be spent on road projects.

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Article 20

- This article will reimburse a portion of the Municipal Capital Stabilization Funds that were used for the FY15 Snow and Ice deficit. A reimbursement from FEMA to this fund will provide the remaining funds to pay back the Stabilization fund.

Article 21

- Dog regulations for parks

Article 22

- The Police Chief will be in to discuss this article on Thursday, October 01, 2015.

Article 23

- This article does not allow site preparation activities based on excessive decibel readings of 100 before the hour of 7:00 A.M. and after the hour of 7:P.M.
- Emergency construction permit was discussed.
- Who does this apply to Professionals or do it yourselves or both?

Article 26

- Affordable Housing Trust Chairman John Carlson will present to Finance Committee.

Adjournment

Public Hearing

Motion: Roger Currier moved that the Finance Committee continue the public hearing to time and place 7:00 P.M Thursday, October 01, 2015 in the Finance Committee Conference Room.

Seconded: Lisa Brovelli Kelley. All in favor. Motion carries.

The Public Hearing adjourned at 9:54 P.M.

Close the public meeting

Motion: Lisa Brovelli Kelley moved that the Finance Committee close its public meeting.

Seconded: Heather McCue. All in favor. Motion carries.

The public meeting of the Finance Committee adjourned at 9:54 P.M.

Respectfully submitted,

Susan M. Fiacco